TABLE OF CONTENTS

Section I	General Provisions	Page
A.	Title	I-1
B.	Authority	I-1
C.	Purpose	I-1
D.	Jurisdiction	I-2
E.	Severability	I-2

Section II	General Procedures	Page
A.	Subdivision Daview and Approval	II-1
A.	Subdivision Review and Approval Procedures	11-1
A-1	Construction Timing	II-1
A-1 A-2	Transfers of Title	II-1
A-2 A-3	Pre-Application Meeting Required	II-1
A-3 A-4	Permission to Enter	II-2
A-4 A-5	Landowner Submittal Limits	II-2
B.	Preliminary Plats	II-3
B-1	Preliminary Plat Submission	II-3
B-2	Preliminary Plat Application Form	II-3
B-3	Review Fees	II-3
B-4	Preliminary Plat	II-3
B-5	Preliminary Plat Supplements	II-4
B-6	Use Consulting, Appropriately Licensed,	II-9
	Professionals for Review	
B-7	Review of Subdivision Application for	II-10
	Required Elements and Sufficiently of	
	Information	
B-8	Public Hearing	II-10
B-9	Preliminary Plat Approval, Conditional	II-12
	Approval, or Disapproval	
B-10	Preliminary Plat Approval Period	II-13
C.	Final Plats	II-13
C-1	Final Plat Submission	II-13
C-2	Final Plat Contents	II-13
C-3	Final Plat Review	II-13
C-4	Guarantee of Public Improvements	II-14
C-5	Final Plat Approval or Disapproval	II-14
C-6	Final Plat Filing	II-15
C-7	Correcting or Amending Recorded Final	II-16
	Plats	
D.	Minor Subdivisions	II-17
D-1	Submission Date	II-17

D-2	Environmental Assessment and Public	II-17
	Hearing	
D-3	Submission of Assessment	II-17
D-4	Parkland Dedication	II-17
D-5	Summary Review	II-17
D-6	1 st Minor Subdivision-Extension or	II-18
	Suspension Agreement	
D-7	Subsequent Minor Subdivisions	II-18
E.	Land Subdivisions Created By Rent Or	II-18
	Lease And Condominiums	
E-1	General	II-18
E-2	Recreational Camping VehiclesDefinition	II-18
E-3	Mobile/Manufactured HomesDefinition	II-18
E-4	Land Subdivisions Created by Rent or	II-19
	Lease	
F.	Cluster Planned Developments (CPDs)	II-19
F-1	Intent	II-10
F-2	Procedures and Submittal	II-20
G.	Administrative Provisions	II-21
G-1	Variances From Subdivision Design	II-21
	Standards	
G-2	Violations	II-24
G-3	Appeals	II-24
G-4	Amendment of Regulations	II-25

Section III	DEFINITIONS	III-1-8
-------------	-------------	---------

Section IV	DESIGN AND IMPROVEMENT STANDARDS	Page
A.	Purpose	IV-1
B.	General Standards	IV-1
C.	Common Areas and Noxious Weeds	IV-1
D.	Lands Unsuitable For Subdivision	IV-1
E.	Floodplain Provisions	IV-2
F.	Construction Setbacks From Perennial	IV-2
	Streams And Water Bodies	
G.	Improvement Design	IV-2
H.	Lots	IV-3
I.	Streets, Roads, Alleys, And Sidewalks	IV-3
Table IV-1	Road Design Standards For Columbus And	IV-8-9
	The Surrounding Zoned Area	
Figure IV-1	Minimum Design Standards Street Section	IV-10
	With Curb And Gutter	
Figure IV-2	Minimum Design StandardsStreet Section	IV-11
	With Drainage Swales	

Table IV-2	Road Design Standards For Unincorporated	IV-12
	Communities	
Figure IV-3	Minimum Design StandardsGravel Road	IV-13
	Section	
Table IV-3	Road Design Standards The Rural Area	IV-14
J.	Addressing	IV-16
K.	Off-Site Improvements	IV-16
L.	Grading And Drainage	IV-17
M.	Utility Easements	IV-17
N.	Agricultural Water User Facilities	IV-18
0.	Fencing Provisions	IV-18
P.	Parkland Requirements	IV-18
Q.	Fire Protection	IV-20
Figure IV-4	Fire Water Storage Tank Diagram	IV-24
R.	Airport Standards	IV-25
S.	Traffic Impact Analysis	IV-25
T.	Design Standards For Subdivision Spaces	IV-26
	Created By Rent Or Lease	
U.	Mobile Home Park Standards	IV-26
V.	Recreational Vehicle Park Standards	IV-28
W.	Condominiums	IV-29

Section V	Evasion Criteria	Page
A.	Procedures And General Requirements	V-1
B.	Exemption As A Gift Or Sale To A Member	V-2
	Of The Immediate Family (76-3-207(1)(b),	
	MCA)	
C.	Exemption To Provide Security For A	V-3
	Construction Mortgage, Lein, Or Trust	
	Indenture (76-3-201(1)(b), MCA)	
D.	Exemption For Agricultural Purposes (76-3-	V-4
	207(1)(c), MCA)	
E.	Relocation Of Common Boundary (76-3-	V-4
	207(1)(a,d,&e),MCA)	
F.	Other Exemptions (MCA 76-3-201(1)(c)	V-5
	through (h))	
G.	Aggregation Of Lots (MCA 76-3-207(1)(f))	V-5
H.	Exemptions Requiring No Certificate Of	V-5
	Survey (76-3-401, MCA)	
I.	Exemption For Certain Condominiums (76-	V-6
	3-401, MCA)	
J.	Exemption For Airport Land And State-	V-6
	Owned Lands-Exception (76-3-205, MCA)	

K.	Remainder Tract Of Record	V-6
L.	Certifications For Use Of Subdivision And	V-7
	Platting Act Exemptions	
M.	Exemptions To The Use Of Sanitation In	V-8
	Subdivisions Act	

	Appendices	A-1
Appendix A	Environmental Assessment And Community Impact Statement	Page
	·	
I.	Description Of Environmental Features	A-3
I-A	Surface Water	A-3
I-B	Groundwater	A-3
I-C	Topography, Geology, and Soils	A-3
I-D	Vegetation	A-4
I-E	Wildlife	A-4
II.	Summary Of Probable Impacts	A-5
II-A	Effect on Agriculture	A-5
II-B	Effect on Agricultural Water User Facilities	A-6
II-C	Effect on Local Services	A-6
II-D	Effect on Natural Environment	A-6
II-E	Effect on Wildlife and Wildlife Habitat	A-6
II-F	Effect on Public Health and Safety	A-7
III.	Community Impact Report	A-7
III-A	Education and Busing	A-7
III-B	Roads and Maintenance	A-8
III-C	Water, Sewage, and Solid Waste Facilities	A-8
III-D	Fire Protection	A-9
III-E	Police Protection	A-9
III-F	Payment for Extension of Capitol Facilities	A-9

Appendix B	SIA & Improvements Guarantees	Page
I	Variances	B-2
II	Conditions That Run With The Land	B-3
III	Transportation	B-3
IV	Emergency Service	B-4
V	Storm Drainage	B-4
VI	Utilities	B-4
VII	Parks/Open Space	B-5
VIII	Irrigation	B-5
IX	Weed Management	B-6
X	Soils/Geotechnical Study	B-6
XI	Phasing Of Improvements (if applicable)	B-6

XII	Financial Guarantees	B-7
XIII	Legal Provisions	B-7
XVI	Acceptable Forms Of Improvements	B-10
	Guarantees	

Appendix C	Standards For Flood Hazard Evaluations	Page
A.	General	C-2
B.	Intent	C-2
C.	Procedure	C-2
D.	Submission of Report	C-2
E.	Flood Hazard Evaluation	C-2
F.	Detailed Information	C-3
G.	Waiver of Requirement	C-5

Appendix D	Forms	Page
Form 1	Pre-Application Meeting for Subdivision	D-2
	Plats	
Form 2	Preliminary Plat Application and Checklist	D-3
Form 3	Final plat Application and Checklist	D-5
Form 4	Application for Exemption and	D-6
	Checklist—Certificate of Survey/Exempt or	
	Amended Plat	
Form 5	Irrevocable Letter of Credit	D-7
Form 6	Letter of Completion of Public	D-8
	Improvements	
Form 7	Grant of Access Easement	D-9
Form 8	Noxious Weed Management Agreement	D-10
Form 9	Wildland Fire Risk and Hazard Severity	D-11
	Assessment Form	
Form 10	Stillwater County GIS Department Private	D-16
	Road Name Form	
Form 11	Stillwater County application for a Physical	D-17
	Address	

Appendix E	PETITION PROCEDURE TO CREATE A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID) UNDER SECTION 7- 12-2101, MCA	Page	
A.	General	E-2	
(RSID) Cover Sheet	Petition To Establish A Rural Special	E-5	
	Improvement District (RSID)		
Section A	Petition To Establish A Rural Special	E-6	
	Improvement District (RSID)		

Section B	Petition To Establish A Rural Special	E-7
	Improvement District (RSID)	
Section C	Petition To Establish A Rural Special	E-8
	Improvement District (RSID)	
Section D	Petition To Establish A Rural Special	E-9
	Improvement District (RSID)	
Section E	Petition To Establish A Rural Special	E-10
	Improvement District (RSID)	
Section F	Petition To Establish A Rural Special	E-11
	Improvement District (RSID)	
Section G	Petition To Establish A Rural Special	E-13
	Improvement District (RSID)	

Appendix F	Fees Taken at Planning Office	Page
1	Request for Extension or Reconsideration of	F-1
	Conditions	
2	Variances from Design Standards	F-1
2	Application Fee for a Subdivision	F-1
	Preliminary Plat Review	
4	Final Plat Review Fee for a Subdivision	F-1
5	Filing Fee to File Mylars for COS or	F-1
	Subdivision	
6	Review Fee for Review Certificate of	F-1
	Survey (C.O.S.)	
7	Parkland Cash-in-lieu-of-land Fee	F-2
8	Fire Department Review Fee	F-2
9	Fee for Booklet: Subdivision Regulations	F-2